
Z-2505
PURDUE RESEARCH FOUNDATION
A to GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the property owner, represented by attorney Mark DeYoung, is requesting rezoning of 9.98 acres located at the northeast corner of State Street (SR 26W) and McCormick Road (SR 526), more specifically the Purdue West Shopping Center, 1400 West State Street, Tippecanoe County, Wabash 24 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This area is currently zoned Agricultural, as it has since zoning began in the county. All surrounding land is also zoned A. All land owned by Purdue is considered A, though the zoning ordinance does not regulate state-owned property. Purdue Research Foundation and its land holdings are separate from Purdue and are regulated by the zoning ordinance. Further west along SR 26 on the south side of the road is an area of R2 zoned land, also owned by Purdue Research Foundation.

AREA LAND USE PATTERNS:

The nearly 10 acres of land currently is occupied by an integrated center. The site currently houses a wide variety of uses: restaurants, a bank, Purdue offices, a book store, a construction company office, and a few other student oriented uses. According to aerial photographs the center was initially built between 1957 and 1963. It was later expanded and included a theatre. The theatre was demolished in 2000.

There are dorms, parks, and athletic facilities in close proximity. The Purdue University Airport is just south of this site along McCormick Road. This site is completely surrounded by uses associated with campus life and work. There is a potential that a Purdue employee wellness clinic could locate in an empty storefront in the existing development.

TRAFFIC AND TRANSPORTATION:

The site, owned by Purdue Research Foundation, is surrounded by State Street, McCutcheon, McCormick, and 3rd Street. It has entrances off of McCutcheon and McCormick. State Street and McCormick Road are considered primary arterials. The site is less than a half mile east of the new US 231 corridor which when completed will make the site more accessible.

The site is served by City Bus.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewage for the site is treated by West Lafayette and it is served by Indiana American Water. Any future improvements will need to be approved by the utility companies.

STAFF COMMENTS:

This site is currently zoned Agricultural and has been since 1965. Petitioner would like to make the uses at this site conforming by rezoning to GB; most of the existing uses are not permitted in the A zone. The existing development and potential uses are most closely associated with the GB zone. Purdue Research Foundation has identified this site as having a high potential for redevelopment and has shown a willingness in the past to work with the APC, as evidenced by the successfully negotiated 516 Northwestern Avenue Planned Development (Wang Hall), to facilitate a shared vision for a site that best serves the community as a whole.

It is no secret that this site is underdeveloped. With the completion of US 231 on the horizon the petitioner desires to make this site more attractive to existing and potential users. The first step in achieving this is rezoning to an appropriate zone to accommodate the existing commercial uses. Understanding that this rezone is only a first step in the overall redevelopment of this site, at a meeting between staff and petitioner, staff voiced the opinion that if the site were completely redeveloped in the future, the planned development process would be the more appropriate means to achieve PRF's and the community's shared goals.

Staff believes, based on the fact that this development has been in place for over 40 years and with its future proximity to US 231, the Purdue University Airport and student housing, that this site would be best served by GB zoning.

STAFF RECOMMENDATION:

Approval